

# DEVELOPMENT REVIEW BOARD REPORT



ITEM NO. \_\_\_\_\_

MEETING DATE: July 20, 2006

SUBJECT **Carmichael Court  
25-PP-2005**

REQUEST Request approval of a Preliminary Plat for a 4-lot single family subdivision on a 4.88 +/- acre parcel.

**Key Items for Consideration:**

- This would create a fourth lot where the existing guesthouse is located.
- There are no anticipated impacts to traffic, infrastructure, or other services.
- There is no known opposition.

**Related Policies, References:**

Case 24-AB-2005 abandoned the east 10 feet of N. 108th Street right-of-way located near E. Ironwood Drive, and the E. Ironwood Drive right-of-way (cul-de-sac) located east of N. 108th Street.

OWNER Ray Segerman, Inc. ENGINEER Consulting Land Surveyors  
602-971-7456 480-990-0545

ARCHITECT/ John T. Pela & Assoc. APPLICANT Ray Segerman, Inc.  
DESIGNER 602-482-1199 CONTACT 602-971-7456

LOCATION 10837, 10846, 10873, & 10876 E. Ironwood Drive

BACKGROUND **Zoning/Context**

The 4.6-acre site currently contains three lots and three single-family homes, with the easternmost home also having a large guesthouse. The site is zoned Single-Family Residential District (R1-43), and is surrounded to the east, south, and west by similar R1-43 District zoned properties having lot sizes generally in the one to two acre range. To the north is the Saddle Rock Ranch subdivision, which is zoned Single-Family Residential District (R1-18).

*Adjacent Uses:*

North: Single-family residential, zoned R1-18 PRD  
East: Single-family residential, zoned R1-43  
South: Single-family residential, zoned R1-43  
West: Single-family residential, zoned R1-43 PCD

APPLICANT'S **Goal/Purpose of Request.**

PROPOSAL A subdivision plat is required for land divisions of four lots or more. This is a request for a preliminary plat to split the easternmost lot of a

three-lot subdivision, which would create a fourth lot. The proposed fourth lot currently contains an existing guesthouse. This request also includes approval of the existing landscaping, wall, and new gate along N. 108<sup>th</sup> Street.

#### IMPACT ANALYSIS

##### **Traffic.**

The addition of one lot having access to the E. Ironwood Drive cul-de-sac will have no significant impacts on traffic. The associated abandonment case allows this subdivision to be gated and have an additional 10 feet of landscaping along N. 108<sup>th</sup> Street.

##### **Water/Sewer.**

Water and sewer services are already provided to the site, and the developer will be responsible for any new service extensions.

##### **Police/Fire.**

The addition of one more lot where an existing guesthouse is located will not impact police or fire services. The nearest fire station is located at 10850 E. Via Linda Road.

##### **Schools.**

The addition of one more lot where an existing guesthouse is located will not impact schools.

##### **Entry wall/landscaping.**

The associated abandonment case allows an additional 10 feet of landscaping along N. 108<sup>th</sup> St., which has already been landscaped as part of the existing street side yard improvements along N. 108<sup>th</sup> Street. The existing six-foot wall along N. 108<sup>th</sup> Street is setback 25-35 feet and finished with tan sand-finished stucco. The applicant proposes to add a new decorative iron gate. The existing landscaping along N. 108<sup>th</sup> Street consists of desert materials, including Palo Verde and Texas Ebony trees and a variety of desert shrubs. Additional landscaping will be required to satisfy Ordinance requirements that require landscape areas not to exceed more than seven feet between plants.

##### **Community Involvement.**

The site has been posted with a sign and the surrounding property owners, within 750 feet have been notified. Staff has received no comments regarding this application.

##### **Community Impact.**

The addition of one more lot where an existing guesthouse is located will have no impact on community services or infrastructure.

#### STAFF

#### RECOMMENDATION

#### RESPONSIBLE

#### DEPT(S)

##### **Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

##### **Planning and Development Services Department**

Current Planning Services

STAFF CONTACT(S)      Tim Curtis, AICP  
Principal Planner  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

APPROVED BY

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Tim Curtis, AICP  
Report Author

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Lusia Galav, AICP  
Director, Current Planning  
Phone: 48-312-2506  
E-mail: [lgalav@scottsdaleAZ.gov](mailto:lgalav@scottsdaleAZ.gov)

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Landscape/Wall Plan
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

**25-PP-2005**  
**12/23/05**

- ☐ Rezoning ☒ Other  
☐ Use Permit  
☐ Development Review  
☐ Master Sign Programs  
☐ Variance
- Preliminary Plat*

Case # \_\_\_\_\_ / \_\_\_\_\_ -PA-  
 Project Name CARMICHAEL COURT  
 Location 108th ST. & Ironwood DR.  
 Applicant \_\_\_\_\_

**SITE DETAILS**

Proposed/Existing Zoning: R1 43  
 Use: SINGLE FAMILY  
 Parcel Size: 4.69 net acres  
☐ Gross Floor Area ☒ Total Units: 4  
☐ Floor Area Ratio ☒ Density: 4

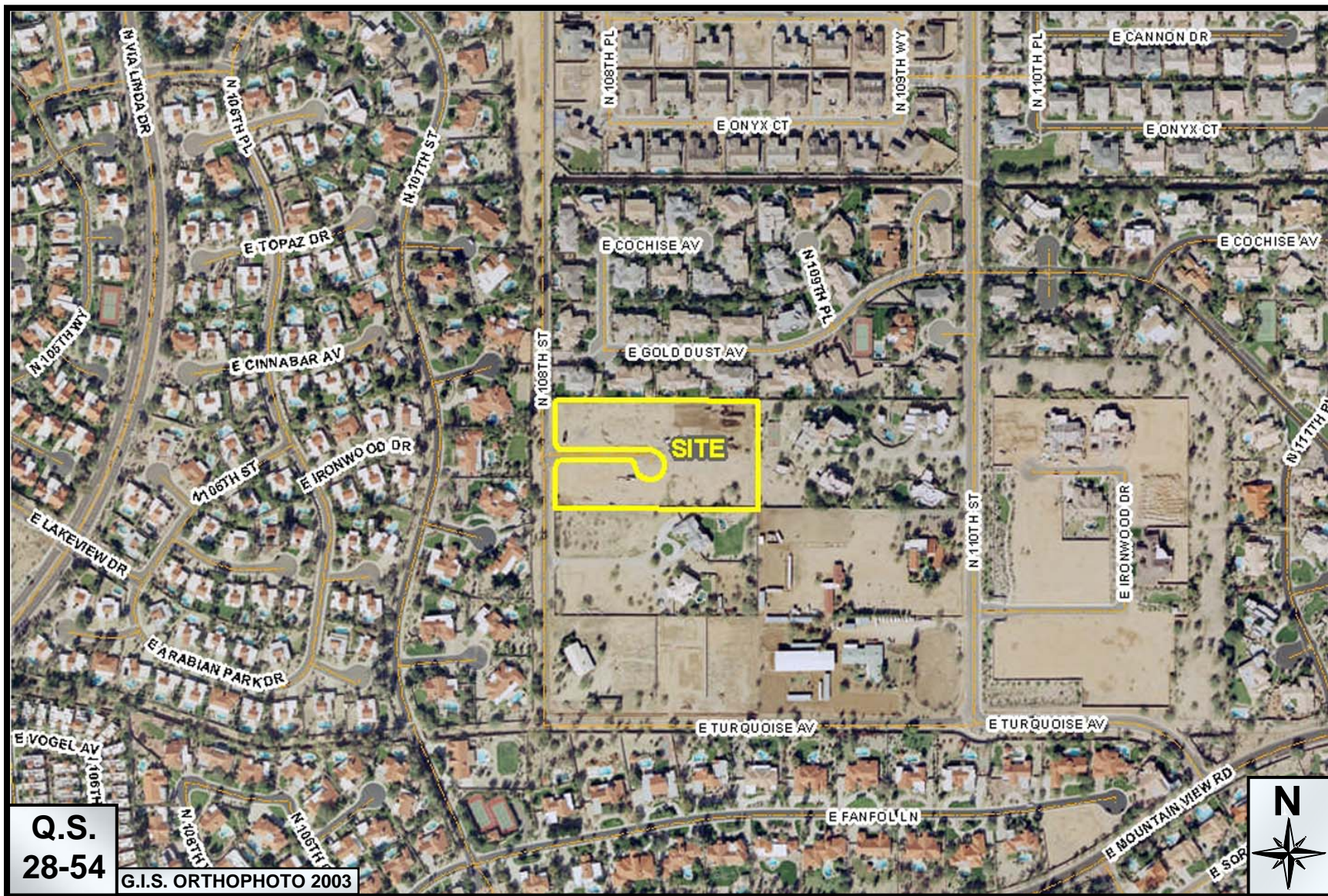
Parking Required: N/A  
 Parking Provided: N/A  
 # Of Buildings: 4  
 Height: 28' max.  
 Setbacks: N- 20 S- 20  
 E- 40 W- 40

In the following space, please describe the project or the request

~~R1~~ PLAT OF RECORDED 3 LOT LOT SPLIT (CASE # 76LS02)  
 TO A 4 LOT SUBDIVISION IN EXISTING R1.43 ZONING,  
 INCLUDING THE ABANDONMENT OF 15' OF RIGHT OF WAY  
 ON THE EAST SIDE OF NORTH 108th STREET AND  
 IRONWOOD DRIVE AS RECORDED IN THE PREVIOUS LOT  
 SPLIT. ESTABLISH IRONWOOD DRIVE AS A PRIVATE  
 ROADWAY EASEMENT WITHIN A GATED COMMUNITY  
 PER THE SUBMITTED PLANS.

**ATTACHMENT #1**





Carmichael Court

25-PP-2005

ATTACHMENT #2

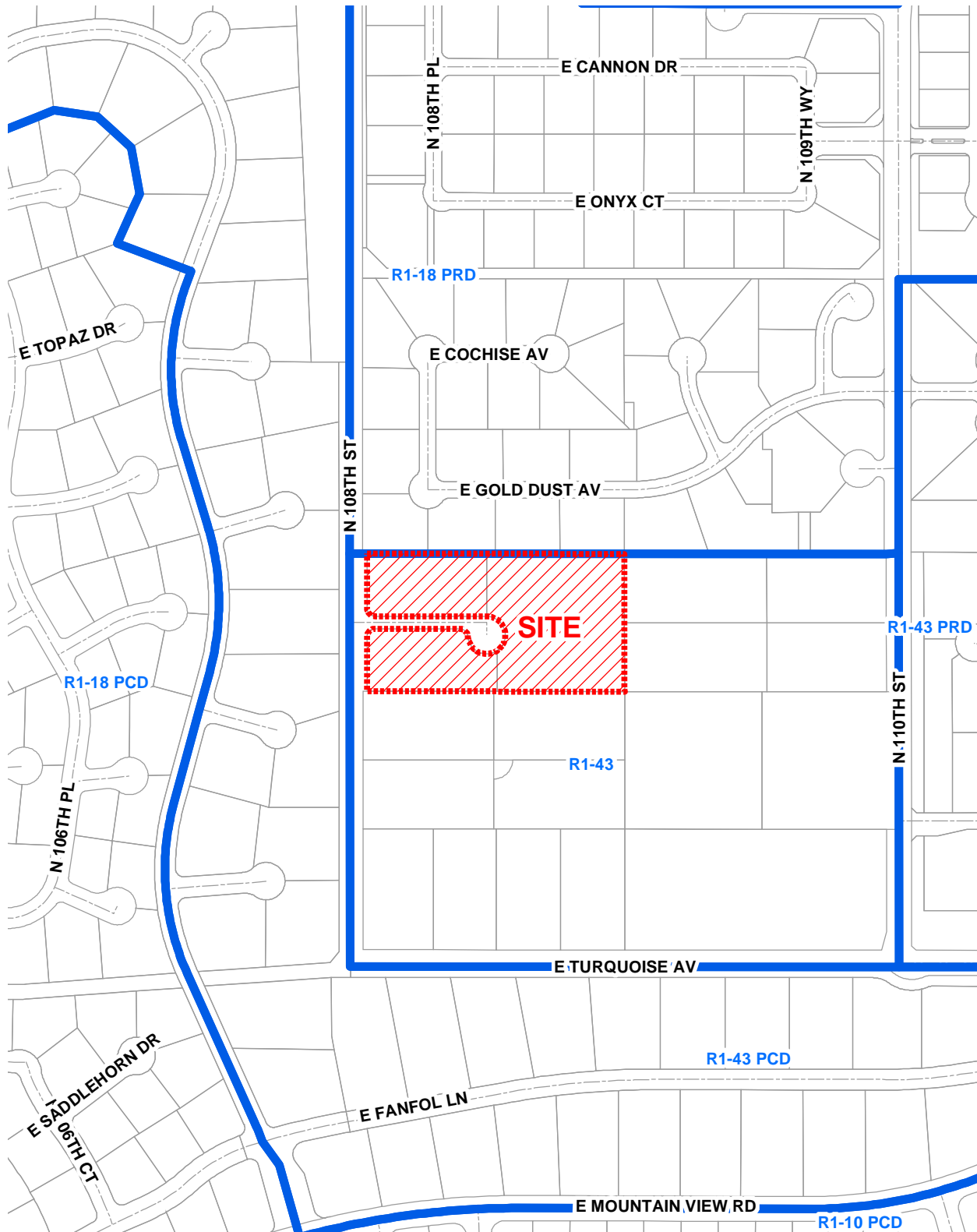




Carmichael Court

**25-PP-2005**

ATTACHMENT #2A



25-PP-2005

ATTACHMENT #3

I



## CARMICHAEL COURT

A SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## DEDICATION

STATE OF ARIZONA  
COUNTY OF MARICOPA  
I, \_\_\_\_\_, Clerk of the Superior Court of the State of Arizona, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Court.

REDAUX, 41 BERRY, 46 BERRY, AND GILBERTSON UNDER THE NAME "THE REDAUXES" HAD A SUITE OF APARTMENTS LOCATED IN A PORTION OF THE BUILDING BEHIND OF BERRY'S OLD TRADING STORE. REDAUX IS ONE OF THE OLD AND BEST KNOWN GOLF AND GOLFING GROUNDMASTERS. REDAUX, IN BERRY, AND PLAYED GOLF AND GOLFING GROUNDMASTERS. THEY WERE PLAYED WITHIN THE LOCALITY AND WERE THE GOLFMASTERS AND GOLFMASTERS OF THE LIFE AND GOLFING BALL. IN BERRY BY REDAUX. IN LETTER THIS IS GIVEN TO EACH RESPECTIVELY OF THE PLACE.

THE FIELD-WIDE COMMITTEE REQUESTED MEMBERS ARE TO EVALUATE AND REPORT TO THE CITY AND THE DISTRICTS OF LANDMARKS. FIELD-WIDE LIAISON OFFICERS WILL BE AVAILABLE ONLY AND ARE ADVISED TO THE PROGRESS OF SOCIAL, RACIAL, ECONOMIC, POLITICAL, AND CULTURAL SERVICES FOR PROGRESS OF SUCH SERVICES. SERVICES ONLY AND ANY PERSON OF SERVICE UNDER A PUBLIC TRUST EXISTENT SHALL BE RESPONSIBLE FOR OBTAINING ANY SERVICE TO PROVIDE ON LANDMARKS CASES BY SUCH OFF.

THAT IF GRANTS OF A FURTHER FIFTY THOUSD DOLL BE GIVEN AND  
AWARDED BY CHICAGO CITY MANAGER'S OFFICE AND  
ACCORDING TO THE REGULATION EXISTING FOR SERVICE OF  
CITY OF LOS ANGELES AND THEN SUCH A FURTHER FIVE  
MILLION DOLLAR BONDING CONTRACTS, CONTRACTS FOR SUCH  
BY PUBLIC WORK, AIRLINES, AND OTHER PUBLIC COMPANY AND  
SERVICE PERSONS AND VEHICLES ARE BEING PROVIDED TO THE CITY  
OVER THE CITY OF LOS ANGELES TO THE STATE AND CONTRACTS STATED IN  
THE REGULATION.

RELATE TO THE TERMS AND CONDITIONS STATED IN THE DECLARATION EXAMINED OVER TRACT 44 ARE REFERRED TO THE CITY FOR THE FURTHER SHOW IN THE NEXT TRACT.

REVER. A. SMITH, AS OWNER OF THE SACRAMENTO LAND, MONEY  
SAVINGS' BANK IS THE OWNER OF THE LAND SUBJECT TO THIS  
PLAT SUBJECT TO SUCH NOTES AS MAY APPEAR OF RECORD OR THAT  
ARE THROWN UPON INSPECTION OF THE PROPERTY.

[illegible]

**■**

ARMED, A SHOT, IN ORDER, AND REMAINS EXPOSED IT'S WISE  
TO BE OFFERED AND THE SHOT TO BE ATTEMPTED BY THE SUBJECTS  
OF THE INVESTIGATION AND, IN ORDER, ONLY OFFERED  
THE SHOT OF \_\_\_\_\_

### BASIS OF BEARING

STATE OF ALABAMA IN THE WEST LANE OF THE NORTHEAST QUARTER  
OF SECTION 26, TOWN 30N, RANGE 89E, COUNTY OF MOBILE TO THE EVIDENCE  
AT WEDNESDAY, APRIL 1, 1987 AND 11:00 A.M., PAGE 44, M.L.R.

## WATER CERTIFICATION

THIS INVOICE IS ON THE CITY OF BOULDERLAND WATER SYSTEM  
BOOK AND CONTAINS NO OTHER INFORMATION.

### **RATIFICATION AND APPROVAL OF PLAT**

THESE TWO ARE NOT IN CONTACT WITH THE  
 GROUP AND OF THAT RECORD  
 COULD BE. THE TWO ARE CURRENTLY IN THE  
 FOUR STATES AND THE ALABAMA GROUP OWNED BY THE  
 THE TRAILERS AND RESEARCHERS WERE PLACED APPROX.  
 AND APPROX. IN THE CIRCULATION AS STATED IN THIS PLAY.  
 STATE OF ALABAMA.

## DEATH OF MURDERER

### ACKNOWLEDGEMENT FOR RATIFICATION AND APPROVAL

STATE OF ARIZONA  
COUNTY OF MARICOPA

ON THIS DAY OF \_\_\_\_\_, 19\_\_\_\_, WHERE COMPLAINANT  
PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED JUDICIAL  
OFFICIAL AND ACKNOWLEDGED INDIVIDUALLY TO BE AN  
OFFICER OF THE ASSOCIATION AND TO BE SIGNING THE FOREGOING  
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED BY WHICH  
HE IS ONE OF THE ASSOCIATES OF SAID ASSOCIATION AS SUCH

**IN VARIOUS SIZES  
FREIGHT SET BY MAIL AND EXPRESS, ETC.**

BY \_\_\_\_\_ DOE \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

### ACKNOWLEDGEMENT

STATE OF ARIZONA	3
COUNTY OF MARICOPA	12
CITY OF PHOENIX	3

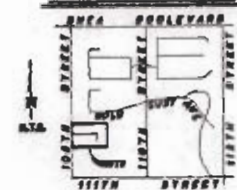
OF THE DE \_\_\_\_\_ CITY OF \_\_\_\_\_, MO.  
 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY  
 PUBLIC, THE ABOVE-SIGNED PARTY/PAARTY TO BE AN  
 OFFICER HERE APPOINTED SO TO DO, ENCLOSED THE PERSONAL  
 WARRANT FOR THE PERSONS WHOM HE/HE SHE/IT/IT  
 IN THE NAME OF THE GOVERNMENT OF MISSOURI/MISSOURI/IT/IT

**IN OTHER COUNTRIES**  
**INDUSTRY SET BY HOW AND OFFICIAL REG.**

BY \_\_\_\_\_ DATE \_\_\_\_\_  
JERRY FULC

BY CLARENCE BROWN \_\_\_\_\_

### VICINITY MAP



## NOTES

4. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY  
 EXTENSION TO BE PLACED FOR BE ALLOWED TO BEIN WHICH  
 ANY CHANGING TRACTS BEIN SHALL OPEN THE PLAY OF WATER  
 OVER, UNDER OR THROUGH THE TRACTS THE CITY OF SOUTHERN  
 CALIF. IF IT IS SO ORDERED, CONTRACT AND/OR POWER BEING  
 FURNISHED BY OR UNDER THE LAND IN THE TRACT.

**A CONTRACTOR WITH FIVE YEARS' EXPERIENCE WILL BE  
LATER TO BEALONE OF THEFIRM'S OTHER FIVE FIRM**

2. A PROPERTY OWNER ASSUMING, REGARDING ALL PROPERTY OWNERS  
IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY  
FOR MAINTAINING ALL STREETS, PARKS AND  
RECREATION AREAS IN ACCORDANCE WITH THE APPROVED PLAN.

4. THE STREET IS A PRIVATE STREET SUBJECT AL TO ITS  
DESIGN AND CONSTRUCTION BY THE PROPERTY OWNER ASSOCIATION  
HEREBY, AFTER THIS PLAN IS RECORDED, THE CITY OF BOSTON  
WILL NOT ACCEPT DEDICATION OF THE STREET TO THE PUBLIC  
IN ORDER TO RELIEVE THE PROPERTY OWNER ASSOCIATION OF  
STREET MAINTENANCE RESPONSIBILITIES UNDER ALL STREET  
APPROPRIATIONS AND RIGHTS-OF-WAY ACT CURRENTLY APPLICABLE  
CITY STATUTES.

4. ALL TYPES-OF-WAY SUBJECT TO THE SECURITY SHALL BE  
LAWMAKERS AND THE LAWMAKERS SHALL BE MONITORED  
WITHIN THE BACK OF CLASS AND THE SECURITY-BY THE  
MONITORING-AGENCY.

14. ALL SERVICE CONTRACTS OR FACILITIES AND SUPPORT LOGISTICS CONTRACTS SHALL BE MONITORED BY THE JOINT/COMBATANT COMMAND

**2-1000 IN CURRENT LAW WITH THE ECONOMICS OF A BUSINESS  
ESTABLISHMENT OF THE SUBJECT IS THE RESPONSIBILITY OF  
THE LAWYER, EXCEPT WHEN OTHERWISE SPECIALLY NOTED  
ON THE PLAN AS APPOINTED BY THE CITY.**

## SURVEYOR'S CERTIFICATION

3. JAMES A. LOPEZ, HUSBAND OF JUDITH LOPEZ (IN A REVENGE AND IMPULSIVE IN THE STATE OF MICHIGAN) THE HAP COMMISSIONER OF THE STATE COURTS APPROVED A BUREAU AND ORDER OF SEARCHED UNDER THE NAME OF JAMES A. LOPEZ AND THE BUREAU IS THAT A COMPLETE AND SEARCHED ALL INFORMATION ABOUT LOPEZ'S BUREAU AND THAT THE BUREAU IS CURRENTLY UNDER A FULL AND COMPLETE AND SEARCHED TO MAKE THE BUREAU TO BE SEARCHED.

### APPROVAL BLOCK FOR SUBDIVISION PLATS

APPROVED BY THE CLERK OF THE CITY OF BOSTON, MASS.  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
 WITNESSED BY \_\_\_\_\_ CITY CLERK

I HEREBY CERTIFY THAT THIS PLAY IS ENTIRELY CONFORMED TO THE  
 ACTING REGULATORY PLAY.  
 BY \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR, THEATRE COMPANY

I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED ON THIS REPORT  
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.  
 BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SPECIAL AGENT IN CHARGE



**CONSULTING  
LAND SURVEYORS**

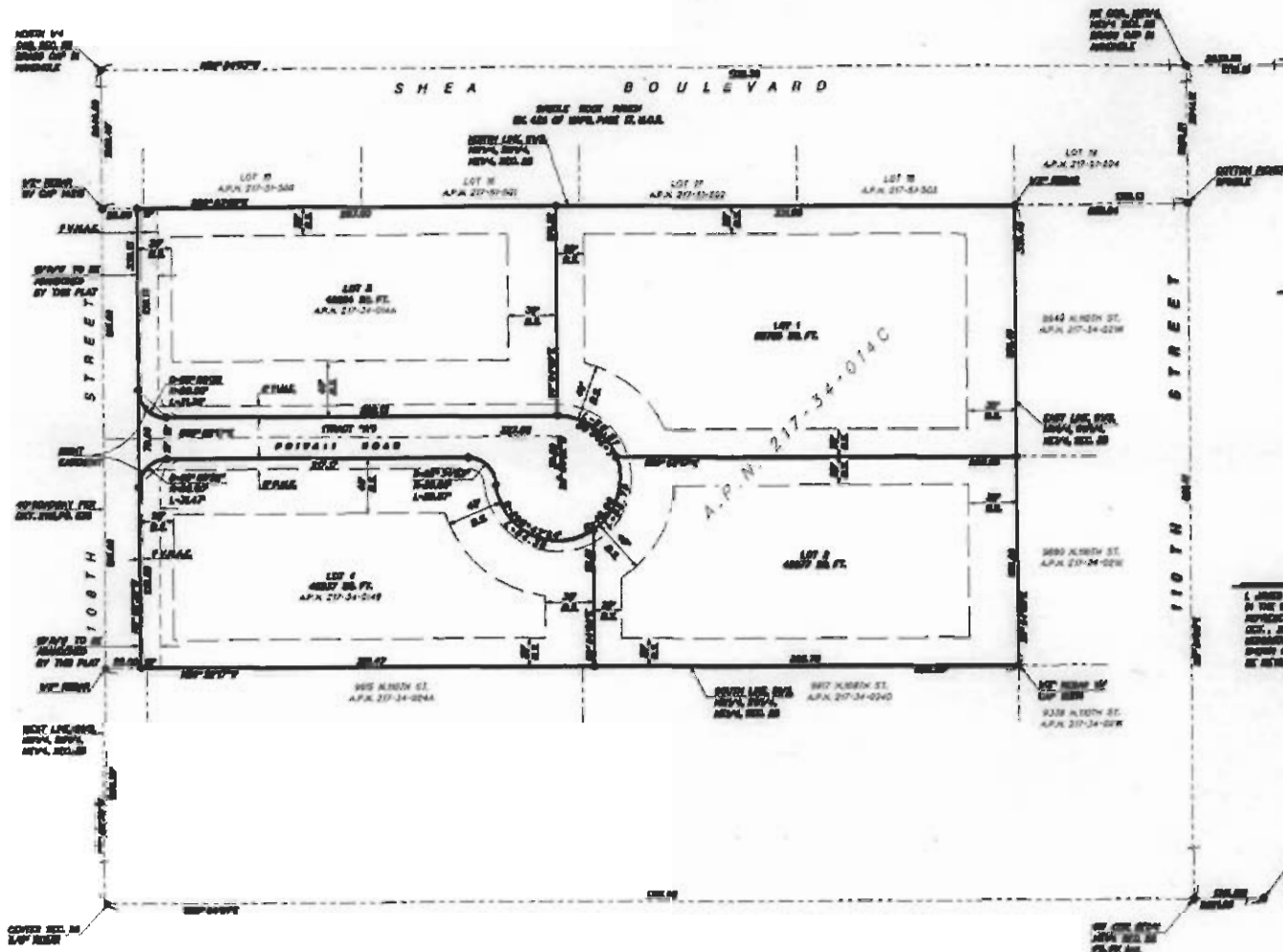
200 N. 1st St. Suite 100  
Chicago, IL 60601  
Tel: 312.329.1234  
Fax: 312.329.1235



PRELIMINARY PLAT  
FOR

# CARMICHAEL COURT

A SUBDIVISION LYING WITHIN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 5 NORTH  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASIS AND MERIDIAN, MARICOPA COUNTY, ARIZONA



## LEGEND

○	POSSIBLE SURVEY REVISION TYPE MARK
○	SET 1/4" MARK BY G.P. MARK
▲	PUBLIC UTILITY EASEMENT
△	RIGHT OF WAY
AA	BOUNDARY BETWEEN
MASS	VEHICLE HIGH ACCESS EASEMENT

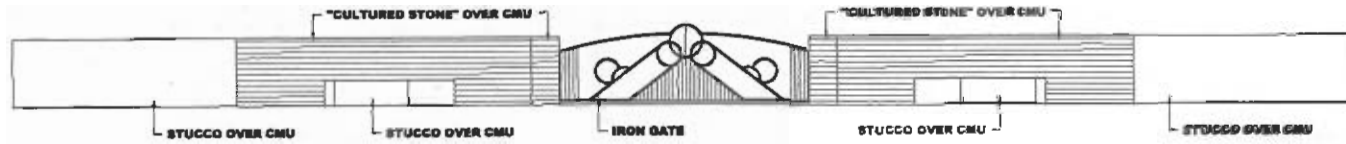
**25-PP-2005**  
**12/23/05**

## SURVEYOR'S CERTIFICATION

I, JAMES A. LUTHER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE MAP CONSISTING OF 1 SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE PROVISIONS OF THE ARIZONA SURVEYING ACT. I HAVE BEEN A MEMBER OF THE ARIZONA SURVEYING BOARD SINCE 1998. I HAVE BEEN A MEMBER OF THE ARIZONA SURVEYING BOARD SINCE 1998. I HAVE BEEN A MEMBER OF THE ARIZONA SURVEYING BOARD SINCE 1998.



**CONSULTING  
LAND SURVEYORS**  
JAMES A. LUTHER  
12345  
12345



**PARTIAL ENTRANCE ELEVATION**

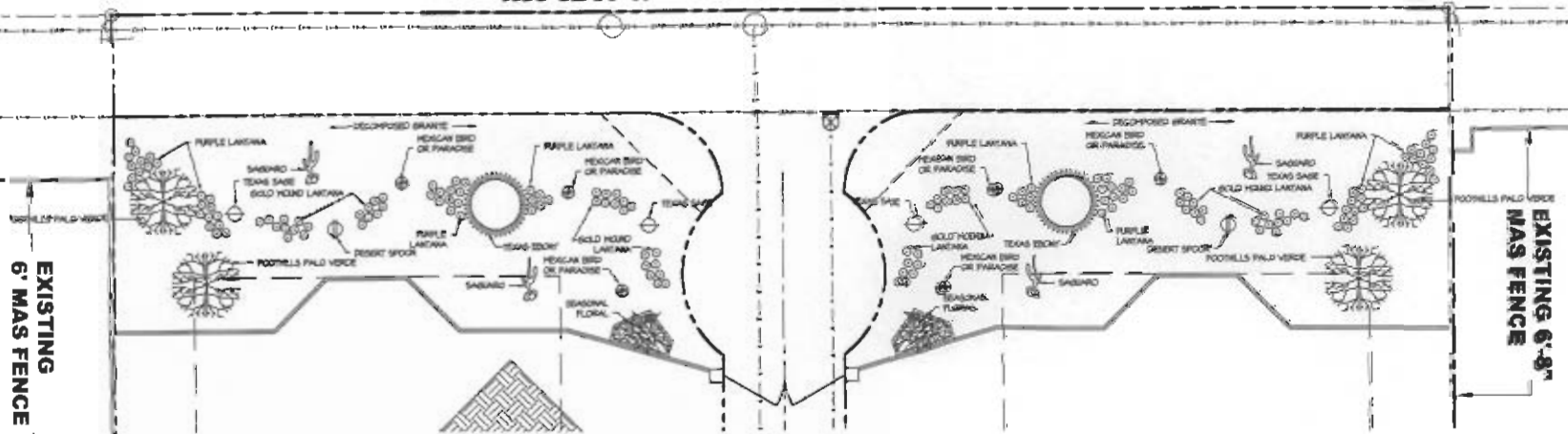
SCALE: 3/16" = 1'-0"



**ENTRANCE ELEVATION**

SCALE: 1" = 20'-0"

**108TH STREET**  
N00°02'30"W 330.12'



**LANDSCAPE PLAN**

SCALE: 1" = 10'-0"

25-PP-2006  
12/23/05

TITLE: CONCEPTUAL LANDSCAPE PLAN

JOHN T. PELA & ASSOCIATES, INC.

REVISIONS:

DATE: 3-24-2006

DESIGN:

DRAWN:

CHECKED:

SHEET:

1

OF:

PROJECT: CARMICHAEL COURT  
5971 NORTH 108TH STREET  
SCOTTSDALE, ARIZONA

ARCHITECT: ALI A. BUDGA  
2308 NORTH HERMAN AVE., BUDGA  
PHOENIX, ARIZONA 85028

Carmichael Court  
10837-10876 E Ironwood  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- |  |   |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE &amp; MUST BE ON ALL PLANS.</p> <p><input type="checkbox"/> 2. FIRE LANES &amp; EMERGENCY ACCESS SHALL BE PROVIDED &amp; MARKED IN COMPLIANCE WITH CITY ORDINANCE &amp; IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT &amp; AMERICANS WITH DISABILITIES ACT &amp; INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE &amp; PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p><input type="checkbox"/> 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS &amp; HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 7. NUMBER OF FIRE HYDRANTS REQUIRED, <u>existin.</u> DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED &amp; OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF <u>1000 AT 1000</u> GPM THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> | <p><input checked="" type="checkbox"/> 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION &amp; SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS &amp; HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.</p> <p><input checked="" type="checkbox"/> 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.</p> <p><input type="checkbox"/> 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS &amp; ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE &amp; INTERPRETATIONS &amp; APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS &amp; 900 SQ FT MIN. IN ATTIC.</p> <p><input type="checkbox"/> 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:</p> <p><input type="checkbox"/> 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 &amp; 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input type="checkbox"/> 13. FIRELINE, SPRINKLER &amp; STANDPIPE SYSTEM SHALL BE FLUSHED &amp; PRESSURE TESTED PER NFPA STANDARDS &amp; SCOTTSDALE REVISED CODES.</p> <p><input type="checkbox"/> 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____(NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input type="checkbox"/> 15.</p> |
|--|---|

## ATTACHMENT A



## **Stipulations for Case: 25-PP-2005 Carmichael Court**

**Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.**

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Consulting Land Surveyors, with a staff date of 12/23/05.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by John T. Pela Associates, INC., dated 12/23/05 by City staff.
- d. The Conceptual Walls Design by John T. Pela Associates, INC., dated 12/23/05 by City staff.

#### **Engineering Documents**

- e. Preliminary Drainage Report; prepared by Terra Dynamic Engineering, dated 10/4/02.
- f. Preliminary Grading and Drainage Plan; prepared by Terra Dynamic Engineering, dated 2/11/03.
- g. Context aerial photo with site plan overlay.

#### **Relevant Cases**

- h. At the time of review, the applicable Abandonment case for the subject site was: 24-AB-2005.

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.
3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls. The developer shall note this requirement on the final plat.

#### **DRB Stipulations**

4. Sight Distance Easements

Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 5.3-26 and 5.3-27 of Section 5.1 of the City's Design Standards and Policies Manual, published December 1999.

Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

## 5. Indemnity Agreements:

When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance**

## A. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

## B. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**Final Improvement Plan Requirements**

---

**PLANNING****Walls, And Fence Design****DRB Stipulations**

6. The perimeter wall shall not exceed eight feet in height as measured from finished grade outside of the enclosure.

**Landscape Design****DRB Stipulations**

7. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
8. Salvaged vegetation shall be incorporated into the landscape design.
9. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
10. All roadway tracts shall be landscaped and maintained by the developer and/or homeowner association.
11. With Final Plans submittal, additional plants shall be provided between 108<sup>th</sup> Street and the project wall to demonstrate landscape areas do not exceed more than seven feet between plants or plant canopies.

**Exterior Lighting Design****DRB Stipulations**

12. No exterior lighting is approved with this application.

**Additional Planning Items****DRB Stipulations**

13. Flagpoles, if provided, shall be one piece, conical, and tapered.

## **ENGINEERING**

### **Drainage And Flood Control**

#### **DRB Stipulations**

14. Provide positive drainage away from walks and curbs along all streets.
15. Riprap shall be indigenous stone.

#### **Ordinance**

- C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- E. Other Stormwater Storage:

Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

Drywells are not allowed.

### **Roadway, Intersection, And Access Design**

#### **DRB Stipulations**

16. The developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
17. The internal street shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.

### **Refuse**

#### **DRB Stipulations**

#### **Ordinance**

- F. Underground vault-type containers are not allowed.
- G. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.



- H. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

### **Water And Wastewater Stipulations**

**The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.**

#### **DRB Stipulations**

18. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.
19. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
20. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

### **WATER**

#### **Ordinance**

- I. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

### **Wastewater**

#### **Ordinance**

- J. Privately owned sanitary sewer shall not run parallel within the waterline easement.

## **Construction Requirements**

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### **As-Builts**

#### **DRB Stipulations**

21. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
22. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
23. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
24. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.